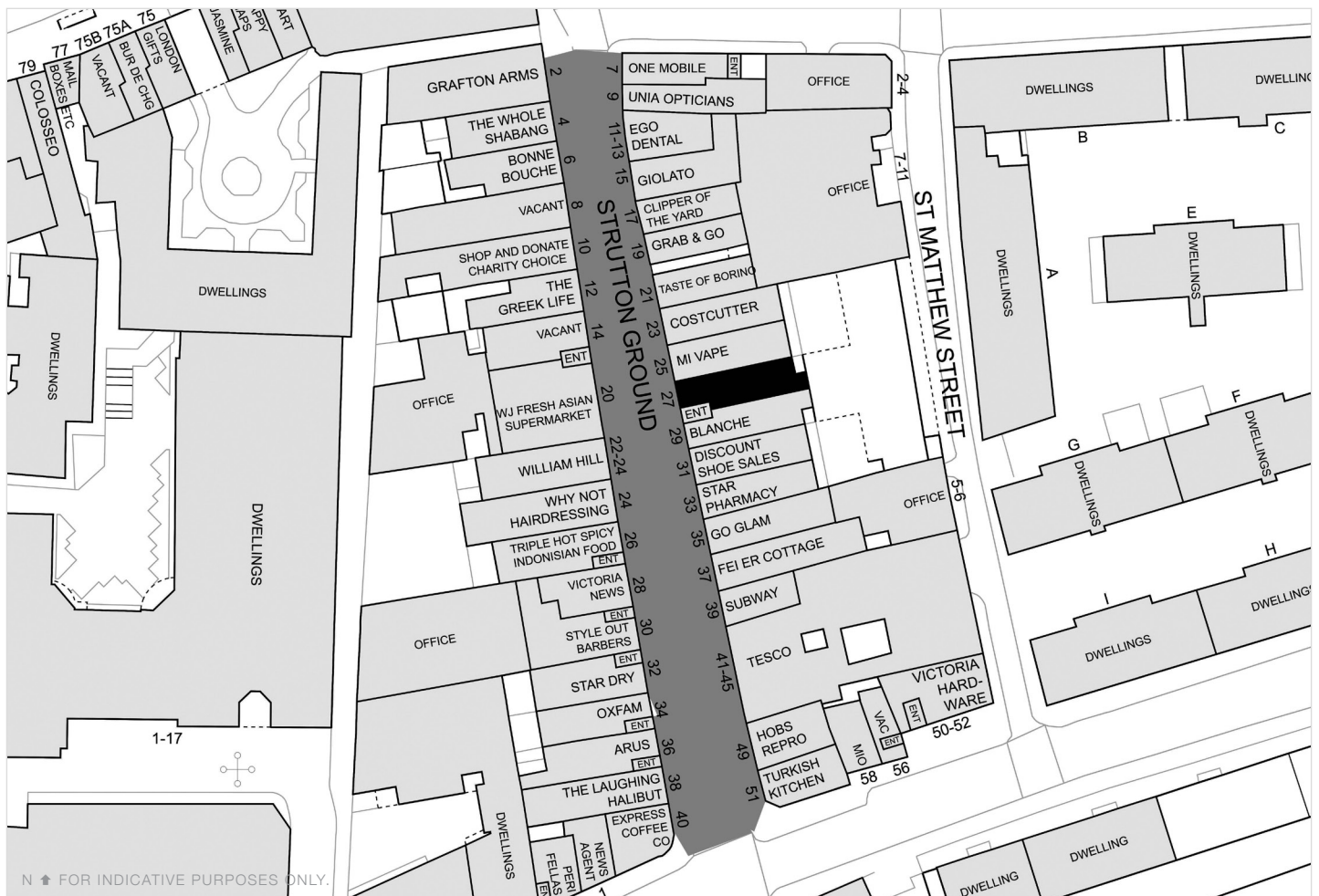

VICTORIA

27 STRUTTON GROUND SW1



CLASS E SHOP
NEW LEASE



LOCATION

The premises are located in the heart of Victoria SW1 on Strutton Ground. The property is located on the eastern side of the street midway between the intersection with Victoria Street and Greycoat Place. Strutton Ground is home to a daily market which attracts significant footfall from the surrounding large-scale office and residential developments. Occupiers represented nearby include **Tesco, Star Pharmacy, Subway, Oxfam** and **William Hill**.

ACCOMMODATION

The property is arranged on ground floor and basement providing the following approximate net dimensions and internal floor areas:

Internal width	13ft 1ins	3.98 m
Ground floor	496 sq ft	46.07 sq m
Basement	437 sq ft	40.60 sq m
TOTAL	933 sq ft	86.67 sq m

TENURE

The shop is available by way of a new FRI lease for a term to be agreed subject to 5 yearly upward-only rent reviews. The lease will be excluded from the security of tenure and compensation provisions of the Landlord & Tenant Act 1954 Part II.

RENT

£34,500 per annum exclusive.

TIMING

The shop is available for possession immediately.

USE

We understand that the current planning use is Class E however please make your own enquiries with Westminster Borough Council.

RATES

The local planning authority has verbally advised us that the property is currently assessed as follows:

Rateable Value: £36,500

Interested parties should verify the above figures for themselves with the local authority or by referring to www.voa.gov.uk.

EPC

An EPC can be made available on request.

VIEWING

Viewings are strictly by prior appointment through the sole retained agents:

Nick Furlong
020 7183 0584
nf@bcretail.co.uk

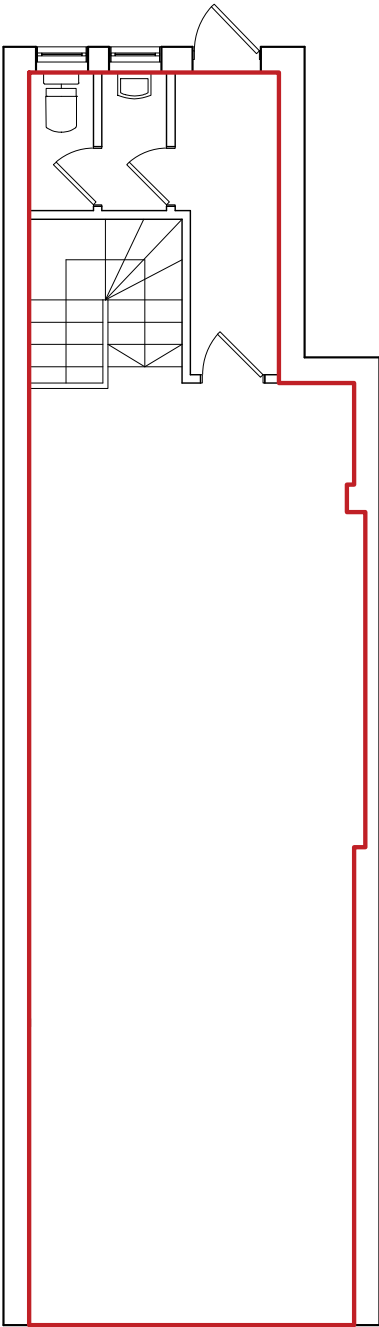
Oscar Payne
07584 472 702
op@bcretail.co.uk

3rd Floor, 16 Ingestre Place
London W1F 0JJ
www.bcretail.co.uk

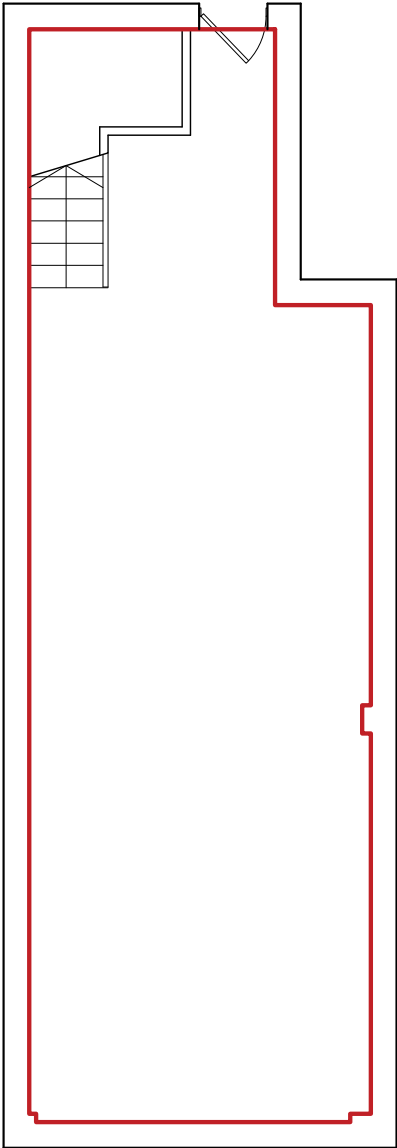


Misrepresentation Act: Whilst every care is taken in the preparation of these particulars BC Retail and the vendor / lessor take no responsibility for any error, mis-statements or omission in these details. Measurements are approximate and for guidance only. These particulars do not constitute an offer or contract and members of the Agent's firm have no authority to make any representation or warranty in relation to this property. 2025 SUBJECT TO CONTRACT

GROUND FLOOR



BASEMENT



NOT TO SCALE. FOR INDICATIVE PURPOSES ONLY.

